

**FARMINGTON CITY
PLANNING COMMISSION MEETING
August 15, 2013**

WORK SESSION

***Present:** Chairman Bob Murri, Commissioners Brett Anderson, Brad Dutson, Kris Kaufman, Mack McDonald, Brigham Mellor, and Michael Nilson, Alternate Commissioner Nate Creer, Community Development Director David Petersen, Associate City Planner Christy Alexander, and Recording Secretary Cynthia DeCoursey. Alternate Commissioner Rebecca Wayment was excused.*

Farmington City intern **Eric Anderson** gave a presentation on form based codes and off-street parking standards, and the Commission briefly discussed several of the agenda items in preparation for the regular session.

REGULAR SESSION

***Present:** Chairman Bob Murri, Commissioners Brad Dutson, Kris Kaufman, Mack McDonald, Brigham Mellor, and Michael Nilson, Alternate Commissioner Nate Creer, Community Development Director David Petersen, Associate City Planner Christy Alexander, and Recording Secretary Cynthia DeCoursey. Commissioner Brett Anderson and Alternate Commissioner Rebecca Wayment were excused.*

#1 – Minutes

Motion:

Mack McDonald made a motion to approve the Minutes of the July 11, 2013 Planning Commission meeting with one amendment made during the work session. **Michael Nilson** seconded the motion which was unanimously approved.

Motion:

Brigham Mellor made a motion to approve the Minutes of the August 1, 2013 Planning Commission meeting with one amendment made during the work session. **Mack McDonald** seconded the motion which was unanimously approved.

#2 – City Council Report

Christy Alexander said the Council held a public hearing for the Schematic Plan for Kestrel Bay Estates PUD Subdivision, and the decision was tabled until the September 3, 2013 City Council meeting to allow additional time for the Council to study the issues. The revised Final Plat for Meadow View Conservation Subdivision was approved.

SUBDIVISION & PUD APPLICATIONS

#3 – Rainey Homes – Applicant is requesting a recommendation of Final Plat approval for the Miller Meadows Phase 5 Conservation Subdivision (10 lots) on 3.92 acres of property located at approximately 450 West 600 South in an AE zone (S-4-13)

Christy Alexander said after the preliminary plat was approved, it was revised in 2011. Concerns regarding storm water have been resolved, and there are no other outstanding issues.

Mack McDonald referred to the landscape plan and asked why no trees were shown in the cul de sac between Lots 504-505 and Lots 507-508. **Ms. Alexander** said it was due to the tight spacing of the driveways.

Brock Johnston, 1087 Saint Andrews Drive, Syracuse, Rainey Homes, said he is not sure which house plans will be placed on these lots, and the frontage on the lots is quite limited, but they are willing to work with staff on the Street Tree Plan.

Motion:

Brigham Mellor made a motion to approve the Street Tree Plan with the addition of two additional trees in the cul de sac where possible and recommend that the City Council approve the Final Plat for the Miller Meadows Conservation Subdivision Phase 5 subject to all applicable Farmington City ordinances and development standards and the following conditions and findings:

1. The applicant will continue to work with the City and other agencies to address any outstanding issues remaining with regard to the Final Plat;
2. The applicant will ensure compliance to all Scenic Byway Overlay Zone Design Themes, Standards, and Guidelines as set forth in Chapter 41 of the Zoning Ordinance.

Mack McDonald seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
2. The proposed Final Plat submittal is consistent with all necessary requirements for a Final Plat as found in Chapter 6 of the City's Subdivision Ordinance.

#4 – Lew Swain – Applicant is requesting a recommendation of Final Plat approval for the Oakwood Estates Phase 6 Conservation Subdivision (2 lots) on .91 acres of property located at approximately 500 W and Oakwood Circle in an R-F zone (S-13-13)

Christy Alexander explained that this Phase is consistent with the previously approved Preliminary Plat for the Subdivision, and there are no other issues.

Motion:

Kris Kaufman made a motion to recommend that the City Council approve the Final Plat for the Oakwood Estates Conservation Subdivision subject to all applicable Farmington City ordinances and development standards. The motion was seconded by **Mack McDonald** and unanimously approved.

Findings for Approval:

1. The proposed Final Plat is consistent with the previously approved Preliminary Plat for the subdivision.
2. The proposed subdivision meets all the requirements for approval of a Final Plat.

#5 – Ivory Homes – Applicant is requesting Preliminary Plat approval for the Eastwood Cove Conservation Subdivision (7 lots) on 4 acres of property located at approximately the SE corner of Glover Lane and the Frontage Road in an LR zone (S-17-12)

Christy Alexander said two of the lots will face Glover Lane, and the other five lots will be on a new street. The developer has agreed to provide a trail access to connect with the existing trail and to preserve the existing trees in the area. Several issues remain regarding the flood plain, and various permits will be required prior to final plat approval.

Nick Mingo, 978 E Wood Oak Lane, Ivory Homes, said he would be happy to answer any questions. **Chairman Murri** asked where Lots 1 and 2 would be accessed, and **Mr. Mingo** replied that the curb cuts would be on Glover Lane. **Mack McDonald** asked why staff recommended waiving (b) and (d) of Section 11-12-100, and **David Petersen** explained that because this is a small subdivision and the developer is relocating the trail on the east side, staff recommended a waiver of several design standards on conservation subdivisions which would apply if this was a large subdivision.

Motion:

Mack McDonald made a motion to recommend that the City Council approve the proposed Preliminary Plat and waive the requirements in Sections 11-12-100 (b) and (d) of the Zoning Ordinance for the Eastwood Cove Conservation Subdivision, subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The applicant will continue to work with the City and other agencies to address any outstanding issues remaining with regard to the Preliminary Plat prior to final approval;

2. The Developer will provide a Flood Plan Development Permit, a No Rise Certification, and a Davis County Flood Control Permit prior to Final Plat approval.

Brad Dutson seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed Preliminary Plat is in substantial compliance with all subdivision and zoning requirements for a Preliminary Plat approval or the Developer has requested a waiver of requirements, including:
 - a. A completed application;
 - b. Minimum lot sizes as set forth in the LR zone;
 - c. Description and preliminary layout of utilities and other services.
2. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
3. The proposed Preliminary Plat submittal is consistent with all necessary requirements for a Preliminary Plat as found in Chapter 6 of the City's Subdivision Ordinance.
4. The property is too small to meet the requirements of Sections 11-12-100 (b) and (d).

#6 – Jerry Preston – (Public Hearing) – Applicant is requesting a recommendation of Schematic Plan approval for the Olsen PUD Subdivision (2 lots) on 1.01 acres of property located at approximately 177 N Main Street in an OTR zone (S-12-13)

Christy Alexander said the current zoning is OTR (Original Townsite Residential), and the minimum lot size is 10,000 square feet, but because this is a PUD the developer is allowed to deviate from the standards.

Applicant **Jerry Preston**, 347 E 100 N, does not know the entire history of the old home, but he plans to demolish a portion of the home, build an addition, and create a flag lot behind it. **David Petersen** walked through the home which has had several additions through the years, and the front portion is in great shape. **Mr. Preston** agreed and said he plans to strip off the paint and restore the old brick. The access is currently shared with the owner to the south, but he plans to change the access and increase the width of the road on the north. **Brad Dutson** said he is typically against flag lots, but the preservation of this home will add to the character of Main Street.

The Public Hearing opened at 7:26 p.m. There were no comments and it was closed.

Motion:

Mack McDonald made a motion to recommend that the City Council approve the Schematic Plan for the Olsen PUD Subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions and findings:

1. The applicant will continue to work with the City and other agencies to address any outstanding issues remaining with regard to the Schematic Plan;
2. The applicant must receive approval of the Schematic Plan and Minor Plat from the City Council in order to record the proposed subdivision.

Brad Dutson seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed schematic subdivision is in substantial compliance with all subdivision and zoning requirements for a schematic subdivision approval, including:
 - a. A completed application;
 - b. Minimum lot sizes as set forth in the OTR zone;
 - c. A description and preliminary layout of utilities and other services.
2. The proposed subdivision is desirable in that the platting of the property in this area will provide a cleaner description and record of the properties and residences in the subject area.
3. The proposed Schematic Plan submittal is consistent with all necessary requirements for a Schematic Plan as found in Chapter 3 of the City's Subdivision Ordinance.

ZONING TEXT AMENDMENTS

#7 – Farmington City – (Public Hearing) – Applicant is requesting a recommendation to amend Chapter 18 of the Zoning Ordinance regarding proposed changes to the Regulating Plan (ZT-6-13)

David Petersen referred to the Regulating Plan exhibit in the staff report and pointed out the various zones. Staff met with property owners in this area to obtain their input. **Michael Nilson** pointed out that the RMU zone north of the OS line is no longer on the new Plan, and **Mr. Petersen** replied that in 2012 the City decided to pursue a professional office park on the 240 acres and it was rezoned to OMU.

The Public Hearing opened at 7:40 p.m.

Scott Harwood, 33 S Shadow Breeze Circle, Kaysville, said The Haws Companies (THC) are supportive of what has been done so far, and he encouraged the City to consider flexibility as THC attempts to bring various tenants into the area.

The Public Hearing closed at 7:42 p.m.

Motion:

Brigham Mellor made a motion to recommend approval of the proposed amendment to the Chapter 18 Regulating Plan as per the attached exhibit with the addition of a TMU area on the UTA site. **Michael Nilson** seconded the motion which was unanimously approved.

Findings for Approval:

1. The amendment to the Regulating Plan better allows owners to develop their property consistent with Chapter 18 while at the same time providing a street plan which better benefits the entire district as a whole.
2. The amendment results in fewer irregular shaped parcels than the previous plan.
3. Farmington City methodically obtained property owner input in preparation of the proposed amendment.
4. The amendment to the Regulating Plan will still maintain circulation in the area as intended with the Mixed Use Districts.

#8 – Farmington City – (Public Hearing) – Applicant is requesting a recommendation to amend Chapter 12 of the Zoning Ordinance regarding the transfer of development rights (TDR) (ZT-2-13)

David Petersen said the Commission recommended several changes to the language of Section 11-12-100 (Design Standards) and Section 11-12-110 (Transfer of Development Rights/Lots) in Chapter 12. There was a brief discussion regarding open space requirements.

The Public Hearing opened at 7:50 p.m. There were no comments and it was closed.

Motion:

Brad Dutson made a motion to recommend that the City Council adopt the zone text changes as presented with two amendments: On p. 12-2 (b) the word "resolution" should read "ordinance" and (f) a period should be added at the end of the paragraph. **Mack McDonald** seconded the motion which was unanimously approved.

Findings for Approval:

1. The changes will allow one more option for the owner to configure and design his or her property.
2. The City and the property owner are better able to avoid small remnants of open space which are difficult to develop and maintain.
3. One more tool is available to the City, at its sole discretion, to obtain open space in the most desirable locations within the community.

4. The use of the City's police power in this way represents a cost savings for the tax payer.

OTHER BUSINESS:

#4 - Farmington City – Applicant is requesting a recommendation to amend Chapter 15 of the Zoning Ordinance regarding permitted and conditional uses in the BR zone

Motion:

Mack McDonald made a motion to continue this item from the August 1, 2013 Planning Commission meeting to allow the City Attorney additional time to review the issues. The item will be placed on the agenda for the meeting scheduled for September 12, 2013. The motion was seconded by **Michael Nilson** and unanimously approved.

Chairman Bob Murri thanked **Christy Alexander** for her 2½ years of service to Farmington City.

ADJOURNMENT

Motion:

At 7:55 p.m. **Michael Nilson** made a motion to adjourn the meeting which was unanimously approved and the meeting was adjourned.



Bob Murri, Chairman
Farmington City Planning Commission